

Town of Hideout, UT
Planning Commission Meeting Minutes
June 20, 2017

I. Call to order and Pledge of Allegiance

Chair David Erichsen called to order the regular meeting of the Town of Hideout Planning Commission at 4:35 p.m. on Tuesday, June 20, 2017 at 10860 N. Hideout Trail Hideout, Utah and stated Kip Paul was going to conduct the meeting as he had been very involved in most of the items on the agenda. Chair Erichsen also pointed out the map Commissioner Paul had provided. The Chair led the Pledge of Allegiance.

II. Roll call

Chair: Dave Erichsen

Commissioners: Chris Hemmersmeier, Dan Garcia and Kip Paul

Also in attendance: Town Clerk - Lynette Hallam, Kent Cuillard – Public Works, Chris Baier, Nate Brockbank, Doug Egerton, Chris Ensign, Scott Larsen, Terry Matyszczyk, Tony Matyszczyk, Mary Mouthaan, Phil Rubin and Dennis VandenAkker

III MINUTES - Consideration and Approval of Minutes for Regular Meeting of April 14, 2017 and May 5, 2017

Chris Hemmersmeier made the motion to approve the minutes of the April 14, 2017 and May 5, 2017 meetings. Dan Garcia seconded the motion. The motion was approved unanimously by Commissioners Paul, Hemmersmeier, Garcia and Erichsen.

IV NEW BUSINESS

1. PUBLIC HEARING – Consider and make recommendations to Town Council for an amendment to the previously approved Golden Eagle subdivision

Chair David Erichsen reminded the Commission and the public the original Golden Eagle subdivision had sixty larger lots and three large parcels and was gated. The amended plan is not gated and has 323 lots of ½ acre or larger.

Will Pratt stated they are asking for a positive recommendation from the Planning Commission on the amended plans. Mr. Pratt showed the location on the map. Scott Larsen stated the developer came to the conclusion, after doing their own market research, the Jordanelle area is not ready for the pricing of 1½ to 5 acre lots. This amendment will bring the lots to a price point the market will tolerate.

Will Pratt stated the 323 lots would be put in a total 340.9 acres total. Of that, 208 acres are open space – undevelopable. There will be 31,000 linear feet of roads, paved and public and dedicated to the Town. There will be three pocket parks located throughout the neighborhood which will be developed by the developer and then turned over to the HOA to manage. There will be 30,000 linear feet of soft surface trails which will connect to the pocket parks and Soaring Hawk. UDOT discourages crossings of major highways such as SR248 with trails. This property is across SR248 from Tuhaye. Mr. Pratt reported he met with the fire chief, Richard Lyman; and he had recommendations for roads concerning connectivity and accessibility. Mr. Pratt explained the changes they had made to conform to Mr. Lyman's requirements. The developer worked with trail planner, Centa Baier, on the trails concerning sustainability and acceptable grade. The trails will be primarily geared toward walking and hiking. The amenities will be available to all Community Preservation Association (CPA) members. The developer is anticipating the homes will be 50% primary and 50% secondary.

Dave Erichsen discussed the zoning for this parcel. The amendment conforms to the statute and qualifies for a much higher density.

Commissioner Kip Paul opened the public hearing.

Phil Rubin asked if the homes were going to be build-to-suit or model choices. Scott Larsen replied the Master Developer is selling dirt; a few homes will have to be built to get things going. The majority will probably be sold as lots; they will sell as many as possible as lots. It will take a number of years to build out the subdivision. Mr. Rubin commented there will be five more miles of roads with a 10% grade for which the Town will be responsible; that will be a significant impact on the Town.

In reply to a question from Chris Baier, Dave Erichsen acting as a planner. Ms. Baier pointed out this plan vastly differs from the previous plan; why did they not have to come for a preliminary. Ms. Baier quoted 11.06.117 from the Town Code. This does not conform to preliminary and should go back. Ms. Baier was disturbed by the meeting scheduling of three or four projects and in two days going to the Town Council. Why is this being rushed? There needs to be a regular schedule to allow for appropriate input. Chris Baier said she welcomed development for the taxes and amenities (trails).

David Erichsen countered no one has said a project can't go to final; the preliminary plat is for the developer. The Town never limits the ability to go to final. Developers are up against deadlines. When the market turned, it took years to recover and move forward. The Town attempts to be accommodating with scheduling issues and will lose developments if they don't respond to needs. Scott Larsen commented they were originally planning on 40-80 additional lots. Dave Erichsen declared this development has the lowest density in the Town.

Nate Brockbank, Deer Water, stated they are not trying to ram anything through. They have to be ready for the July meeting. They want to build Shoreline Drive this season and 2300 feet of trails.

Commissioner Paul closed the public hearing.

Commissioner Dan Garcia opined this developer should not be penalized when the Town is doing what has been done in the past.

Commissioner Paul was of the attitude the Planning Commission should have scheduled meetings but also balance that with the needs of the developers. It was decided the Planning Commission meetings would be held on the 4th Thursday of each month when needed.

Commissioner Paul commented on preliminary vs. final. Commissioner Paul stated his understanding that the preliminary is for the developer to get input before they spend significant amounts of money and is not needed. In this case it is lower density than any other development. Commissioner Paul voiced that he does not have any issue with final approval.

Commissioner Dan Garcia observed there are plenty of trails in the development and three parks. The density is great.

Commissioner Dan Garcia made the motion to approve sending the amendment to the Golden Eagle subdivision to the Town Council. Commissioner Chris Hemmersmeier seconded the motion. The motion passed with unanimous votes from Commissioners Paul, Hemmersmeier and Garcia.

2. PUBLIC HEARING – Consider and make recommendations to Town Council regarding final plan approval for The Perch condominium/resort center project and modifications for the final plan approval for the Hideout Canyon commercial phase

Chair David Erichsen outlined the background on this project. It was first conceived as Commercial while Hideout was still in Wasatch County (before incorporation). When incorporated into Hideout Town, it was classified Resort Village High Density with more resort amenities. The original vision for Hideout was as a resort town and that is what the Codes are written around. In 2015, there was a presentation converting this area to a hotel/condominium and approved for around 100. The area remains today at the same density of the Resort Village High Density. There is a unique feature in the RSPA high clustered area the Code allows for a resort amenity – flexibility when approved to try to attract clients. The way the market is now, the hope is the area can be developed now.

Will Pratt asked the Planning Commission for a positive recommendation on the final plan for the Perch. The Perch area has already been platted but they want to define the lot lines and fix the lines where the Town office is located. There will be three condominium buildings at 60,000 square feet; there will be 150 units approximately 1000 square feet each. The density is far below the allowed 1.5 units per acre. The parking lot would be completed and flow into the development with a circular turnaround. There will be 75 underground parking spaces for the condos. The building next door to the Town offices would be finished as a community amenities building with workout facilities below with a walk-out basement, upstairs would be a restaurant, real estate office, golf pro shop and mail services building room. The development will have a village center feel.

Mr. Pratt advised the Fire Chief was comfortable with the flow; he asked the exterior gazebo be taken out and turned into a plaza area to give room for a fire truck. Mr. Pratt said they agreed to do that. There will be a community plaza and a possible amphitheater. The condos would be managed by a condo association which would be a sub association under the master association. All buildings will go before the Design Review Committee. Mr. Pratt mentioned the elevations for community amenities building.

Commissioner Chris Hemmersmeier asked about parking for the third condominium building. Will Pratt said they contemplated a pull up/drop off in front the buildings and residents/visitors would walk from there to the third building. Will Pratt re-stated there would be 75 underground parking stalls and 100 above ground. There is no underground parking under the third building.

Commissioner Kip Paul opened the public hearing.

Chris Baier indicated she was not here for the original proposal so didn't know what the plans looked like. Ms. Baier stated it looks like a good "concept" plan but doesn't look like a final plan. Ms. Baier asked about height limitations. Chair Erichsen declared the original plan had condominiums eight stories tall, which was the height limitation. Ms. Baier asked about the final drainage plan and how runoff would be controlled. Chris Baier asked about the grading disturbance. Chair David Erichsen talked about the ordinance this project is being developed under which allows approval of a concept so the developer has some certainty in bringing in amenities. Hard to give the developer the added leeway saying he can do whatever he wants; the distinction in these Code sections is a resort amenity allows for flexibility, but they must stay in the guidelines. Approval will give developer certainty so he can attract amenities. This is why the Code was written this way – to attract amenities to the Town. It does not require the same level of the infrastructure, etc. It is concerned with the concept of the amenities.

Chris Baier opined the parking was not adequate. Will Pratt stated there will be 175 spaces total. Ms. Baier stated the parking would be for the amenities also, and parking outside overnight was not a valuable community amenity. Ms. Baier objected to the height; looking at it, it is out of character for the community. Will Pratt said overnight rentals are a possibility in this zone. Chair David Erichsen reiterated the zoning approval had already been given. Chair Erichsen questioned how many view corridors need to be protected; the goal is to protect everyone's view of the reservoir. Ms. Baier replied she was not talking views but character.

Phil Rubin asked if the Town has a parking ordinance. Town Clerk Lynette Hallam answered there is a parking ordinance, but it mostly deals with on street parking. Mr. Rubin asked if 100 spaces was enough for the community center and the condominiums. If this kind of development is going to be considered, maybe the ordinance needs to be looked at. Mr. Rubin commented the drawing looks to be about a five story building for the condominiums, is there any plans to go higher. Will Pratt answered he does not see them going any higher.

Commissioner Paul closed the public hearing.

Commissioner Chris Hemmersmeier was concerned about parking, 75 spaces are not enough. Access to the third building was also a concern. Commissioner Kip Paul also felt the development was under parked and access to the third building is problematic. It seems rather imposing. Commissioner Dan Garcia asked if there was a way to provide more parking spaces. Will Pratt stated they will try to fix that.

Commissioner Hemmersmeier stated he liked the concept and getting some commercial buildings and a restaurant or coffee shop; it would add a lot, but there some issues that need to be resolved. Commissioner Paul stated his sense was the whole project needs to be reevaluated particular parking, building height, etc. Commissioner Paul was in favor of the commercial aspect.

Chair Dave Erichsen said the purpose of the ordinance is to flesh out these things. Developers of commercial will want parking. People in the past have asked where the amenities are, now opinions have switched. The Chair opined we are approving amenities; this is the concept for the development.

Commissioner Kip Paul voiced support of the common area concept. Commissioner Paul further opined if we put in low density there are negative comments about the miles of roads that need maintained; if there is high density we get negative comments about the density is too great. Commissioner Paul asked if it was not the Planning Commission's job to have concerns about the lack of planning or is the Commission's job just to approve the concept? David Erichsen answered under the ordinance the Planning Commission can give approval to resort amenities. It needs to be more than go get it and maybe we will approve it. There needs to be an acknowledgement we like the concept and are going to work with the developer to make the concept work.

Commissioner Chris Hemmersmeier asked what assurances there would be that parking will be taken care of. Chair Erichsen replied we say as a Town we want this and will be reasonable to work with the developer, but the Town will want input on the types of features. The Commission can ask them to come back as they make progress and show what they are doing and get input.

Commissioner Kip Paul suggested they could make recommendations to the Town Council they are okay with the concept but uncomfortable with some issues. A specific plan is not being approved at this time. Commissioner Hemmersmeier noted that the ordinance states as portions of the plan are complete, they may be submitted to the Town for comment and approval.

Chair Dave Erichsen felt the Town should express they are highly motivated and in support of this resort. If the Commission hangs their hat on the ordinance, they can do an approval but are not agreeing to everything that has been presented. The developer can then go out and market it and bring back reports of progress.

Commissioner Chris Hemmersmeier motioned to approve the project concept under Section 11.07.153 of the Code with expectations the developer will come back for final approval on specific aspects of the development. Commissioner Dan Garcia seconded the motion. Commissioners Paul, Hemmersmeier and Garcia voted "aye" for a unanimous approval.

3. PUBLIC HEARING – Consider and make recommendations to Town Council regarding final plan approval for Deer Waters Resort subdivision

Nate Brockbank said they would start out at the far north access into Hideout. They are bringing Shoreline Drive all the way through from the highway access to connect to the Shoreline project. About a month ago they had a Master Development Agreement approved for 112 lots. Mr. Brockbank said he turned in elevations and got preliminary feedback on that and are making some changes to the elevations of the buildings. Everything has been turned in.

Chair Dave Erichsen discussed Deer Water basic layouts. Wasatch County has put our zoning on their interactive map and also have a new aerial that is pretty current. It is still being worked on. One challenge with Deer Water, by annexing in they accepted a higher

degree of scrutiny on architecture. (Hideout has always had a high level of architectural review.) Previously the HOA has taken on architectural review. On this project the Town has taken on more responsibility of providing more architecture input. Stucco is shown on the elevations, which is not a non-approved system but is not optimal. Everything has been natural materials which has kept the quality at a high level.

Dave Erichsen opined the sooner the road is in, the sooner the congestion can be relieved. Nate Brockbank offered if they don't have the plans ready for construction and buildings, they will take the item off the July Town Council agenda. The road construction, storm drain, water and sewer plans are done; but if the elevations are not finalized they will take the item off the July agenda.

Commissioner Kip Paul opened the public hearing portion of this item.

Doug Egerton opined the Deer Water people have worked closely with staff and done what has been asked, and he had trust the elevations will be worked out. There has been a lot demanded of the developer, and Mr. Egerton felt it should go through.

Phil Rubin said he seconded Doug Egerton's comments, and he has no issue at all.

Chair Dave Erichsen felt getting road in and getting compaction during good weather is a lot less hassle. There is a need to qualify a little bit on engineering and was confident it will all be taken care of. Chair Erichsen said he will continue to review.

Commissioner Kip Paul closed the public hearing.

Commissioner Paul stated it was good to hear positive input from the citizenry; it will be exciting to have the road completed.

Nate Brockbank advised there will be 2500 feet of a six-foot trail along the road to get down to the State Park.

Commissioner Chris Hemmersmeier made a motion to recommend to the Town Council approval of the Deer Waters Resort subdivision with the proviso engineering signs off prior to the Council meeting and the elevations are satisfactory to the Council. Commissioner Kip Paul seconded the motion. The motion passed unanimously with "aye" votes from Commissioners Paul, Hemmersmeier and Garcia.

4. PUBLIC HEARING – Consider and make recommendations to Town Council regarding preliminary plat approval for The View at Hideout (Ranches at Jordanelle) subdivision

Chair Dave Erichsen stated this subdivision is below Soaring Hawk and is in the Mountain Zone, but hoping to develop under the Planned Unit Development (PUD) zone which allows up to 50% bonus density. They have a lot of open space. They are hoping to develop 1.5 units per acre with 83 units which is less than they would qualify for. The development is off an established access for a number of years. This development is unique and pushing the boundaries on architectural features. They are looking at doing multiple attached units which the Code does allow. As a Planning Commission, we need to recommend for not quite the full 50% density. They have met the requirement of the PUD bonus. They should get the

PUD bonus because they have a lot of open space. The Planning Commission would need to say they support the architecture and say they are using a good clustering plan. The Chair stated it has the best utilization of slopes he's seen for this product.

Chris Ensign stated he was hoping the design was a refreshing approach. Mr. Ensign stated he wants to be first with the highly visual project; he stated they are calling the design a high desert contemporary. Mr. Ensign opined this design lends itself to what the Town originally was, a mining history. They are trying to get away from uniformity of setbacks and timber and rock wainscot. The project is trying to capture marketable views of the lake; that is why they have flat roofs. The flat roof done properly in the mountains operates just fine. Mr. Ensign commented they have gone out of their way to make the attached units more palatable. The downhill side units will have one story. The uphill units have a third floor. The materials will be natural stone, non-rustic materials; providing nice earth tones that will blend in naturally. There is a grass element on the roofs. All of the units will have a Nano walls – collapsible wall for views. Mr. Ensign addressed the setbacks; he felt there will be ample parking with guest parking on the streets. The developer didn't want to push them all back 20 feet --- some up, some back.

Chris Hemmersmeier asked what the shallowest depth was off the Street. The reply was that the driveways are at least ten feet. Bob from Ensign Engineering said they were trying to reduce the visual impact. They spent a lot of time in establishing the locations of the roadways. They have tried to stay lower on the hills to take advantage the water systems in the pressure zone. Bob said he had worked with Dave Erichsen quite a bit. This plan will minimize the impact.

Chair David Erichsen advised the zoning allows for a variation of setbacks. Mr. Erichsen felt the Town could give a little leeway on the setback options and work through the engineering options. Dave Erichsen said Chris Ensign was willing to do some guest parking in additional to available stalls.

Commissioner Dan Garcia asked about the size of the units. Chris Ensign replied 2300 to 2600 square feet with two to three bedrooms, mostly 3 bedroom. Commissioner Paul asked about the price point; Mr. Ensign advised they will start at \$600,000.

Commissioner Kip Paul opened the public hearing.

Phil Rubin stated he loved the idea of something more contemporary and also liked the terracing.

Doug Egerton was concerned about the short driveways. If the driveways are not long enough, visitors, service vehicles, etc., are sticking out in the street.

Kip Paul closed the public hearing.

Chair Dave Erichsen reminded the commission this was a preliminary plan.

Commissioner Kip Paul liked the concept design and the staggering, but felt the length of the driveways was needed.

Commissioner Dan Garcia motioned to recommend this project to the Town Council for preliminary plan approval. Commissioner Chris Hemmersmeier seconded the motion. Commissioners Paul, Hemmersmeier and Garcia voted unanimously in favor.

V ADJOURNMENT

The meeting was adjourned at 6:15 PM.

Lynette Hallam, Town Clerk

Approved: 9/28/17